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**Town of Arlington, Massachusetts
Redevelopment Board**

730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE BOARD

**Environmental Design Review Docket #3722
ArtFX, 27 Britton Drive, Bloomfield, CT
141 Massachusetts Avenue, Arlington, MA 02474
November 7, 2022**

This Decision applies to the application by an application by ArtFx, 27 Britton Drive, Bloomfield, CT, for Leader Bank, 180 Massachusetts Avenue, Arlington, owner of the property at 141 Massachusetts Avenue, Arlington, MA, for Special Permit Docket #3722 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant sought approval of signage that exceeds the allowed signage in the B2 Neighborhood Business Zoning District and Residential/Business Sign District. The opening of the Special Permit was to allow the Board to review and approve the signage under Section 6.2, Signs.

A public hearing was held on November 7, 2022. The public hearing was closed on November 7, 2022.

VOTE: The ARB voted (4-1) to approve a Special Permit with conditions for Docket #3722 on November 7, 2022.

Materials reviewed for this Decision:

- Application for EDR Special Permit,
- Impact statement;
- Photographs of existing signs;
- Dimensional information of the proposed signage; and
- Renderings of signage.

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. A bank of 2,000 square feet or more has been established at this site for many years and is a pre-existing, nonconforming use in the B2 Neighborhood Business Zoning District. The signage is the subject of the special permit as required by Section 6.2, Signs.
2. A bank has operated from this location for many years, and this business provides a service for the community.
3. The bank use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The banking use does not overload any municipal systems.
5. No special regulations are applicable to the proposal.
6. The use does not impair the integrity or character of the neighborhood.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

1. EDR-1 Preservation of Landscape

There are no changes to the landscape as there are no proposed exterior alterations other than the proposed new signage.

2. EDR-2 Relation of the Building to the Environment

There are no changes to the exterior of the building other than the proposed new signage.

3. EDR-3 Open Space

There are no changes to open space as a result of the sign proposal.

4. EDR-4 Circulation

There are no changes to any circulation patterns.

5. EDR-5 Surface Water Drainage

There will be no changes to the exterior of the building or surface water run-off because of this proposal.

6. EDR-6 Utilities Service

There will be no changes to the utility service as a result of this proposal.

7. EDR-7 Advertising Features

This special permit has been granted to allow signage that exceeds what is allowed in this location, the Residential/Business Sign District, as defined by Section 6.2. Per Section 6.2.2(C), the ARB found that the replacement of the existing signage should be allowed in the public interest.

The following signs have been approved:

- One street number stud-mounted to the corner façade of the building; per Section 6.2.1(E)(1), numerals and letters identifying an address from the street are exempted from the sign bylaw.
- One internally illuminated wall sign of 39.75 square feet, to be installed at a sign height of approximately 11 feet. The letters and logo of the wall sign will be internally illuminated and mounted to a 2" panel, affixed to the brick behind the sign band with stud anchors.

8. EDR-8 Special Features

There are no such special features proposed for this site.

9. EDR-9 Safety

There are no changes to safety at this site.

10. EDR-10 Heritage

The building at 141 Massachusetts Avenue is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*.

11. EDR-11 Microclimate

There will be no adverse impacts on air and water resources or on temperature levels of the immediate environment.

12. EDR-12 Sustainable Building and Site Design

No changes are proposed to the building or site.

The Redevelopment Board made the following finding upon approval:

1. The ARB finds that the nature of the use being made of the building is such that allowing a sign to be larger and installed at a higher sign height than otherwise allowed under Section 6.2 of the Zoning Bylaw is in the public interest for public visibility of said signage.
2. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

The project must adhere to the following general conditions:

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions, or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

The project must adhere to the following special conditions:

1. The white sign band on the Massachusetts Avenue façade is to be extended southwest across the building to the far edge of the adjacent grey panel.
2. Installation of the approved wall sign is conditioned on the removal of one of the two existing window signs. No more than one window sign is authorized.
3. The wall sign shall not exceed 39.75 square feet per the approved plan dated September 27, 2022, and shall be in compliance with the sign illumination requirements of Section 6.2.4 C of the Zoning Bylaw.